

Site Reference:	42	Site Location:	Upper Newbold
Ward:	Dunston	Greenfield /Brownfield:	Greenfield
Site Size (ha):	1.732	Grid Reference:	SK 35802 73421
Location:	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 4 Secondary: 3 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
Current Land Uses:		Open Land and Countryside	
Surrounding Land Use:		Residential, Woodland and Open Land and Countryside	

Possible Constraints

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>Newbold Road rus route. To the rear of houses, has a bridleway</i>
Flood Risk:	<i>None - Flood Zone 1 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>None known</i>
Possible contamination from past land use:	<i>-1900 Old Coal Pit</i>
Ground conditions:	<i>adjacent to former opencast site</i>
Accession Composite total:	<i>Within 20 minutes</i>

Environmental Designations

Local Wildlife sites:	<i>CH058 - Newbold Spoil Heaps and Holes adjoins site</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>None identified</i>	Conservation Areas:	<i>None identified</i>
Site identified through Call for Sites?	<i>True</i>		

Density: **30**
Gross to net calculation: **90%**
Potential number of dwellings: **46.76**
Potential number of dwellings (suitable sites): **47**

Potential delivery of dwellings:	<i>Windfall - Potential 5 Year Supply - Potential additions to 5 year supply - Developable Year 6-10 - 47 Developable Year 11-15 - Developable Year 16+ -</i>
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Replacement CBC
Local Plan
compatibility?
Potential number of
dwellings (suitable
sites and RCBLP
compliant)

False

Availability:

Available now

Availability

Land owner has put site forward for development

Comments:

Suitability:

Yes but policy constraints

Suitability

Greenfield site on edge of residential area but not well related to it

Comments:

Deliverability:

possible

Deliverability

likely to be a very popular site; no specific abnormal access needs to be improved, deliverable within 5 years

Comments:

Why?

Conclusion

Significant policy constraint which would need to be addressed by the LDF